PLANNING SUPPORTING STATEMENT

location	Rosisel, Far Lane, Hepworth, Holmfirth, HD9 1TL.
application	Demolition of Existing Dwelling and Garage and erection of Replacement Dwelling
client/applicant	A Walton + L Symons
job number	26/1288
date	October 2026

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This statement has been prepared in support of a full planning application for the Demolition of Existing Dwelling and Garage and Erection of Replacement Dwelling, Widening of Driveway and Associated Works at Roisel, Far Lane, Hepworth, Holmfirth, HD9 1TL.

The application should be read in conjunction with the extant planning approval 2026/62/91722/W, granted on 19th August 2026, for the 'Erection of extensions to front, side and rear, raising of eaves and ridge height and associated alterations, widening of driveway and associated works'.

The proposals within this application are very similar to the approved extension scheme with regards to scale, form, height, layout and appearance. The principal difference is that the dwelling is to be constructed as a new build rather than through the extension and alteration of the existing 1960's bungalow. This application is submitted as a preferred scheme to the extant planning approval that forms a genuine fall-back position which will be implemented if this scheme is not supported/approved.

Roisel is a detached true bungalow dating back to the early 1960s. The property has had minimal changes since its original construction. The changes are predominantly internal décor changes with replacement windows and doors along with re-roofing of the flat roof over the integral garage.

The property has a traditional hipped roof with a flat roof to the integral garage. The property is stone faced with regular coursed natural stone with low level red brick to the sides and rear with canterbury spar render above ground floor level to eaves level. The property has a brickwork chimney stack.

Externally the property has large, terraced gardens to the front (South East) and rear (North West) with hard landscaped paths to the perimeter of the property. The property has a long, narrow and very steep driveway from Far Lane, which is an adopted highway. The private drive leads to the integral garage, which is substandard by KMC Highways standards.

There is currently no provision for turning within the site and existing parking, due to the driveway width, is forced to be tandem.

The access is incredibly tight and very steep, leading to an awkward manoeuvre when entering and exiting the drive, in many instances forcing a 3-4 point manoeuvre partly on the highway.

Whilst the subject property is habitable, it is very dated and is in need of modernisation and enhancement to bring it up to modern day living standards.

The applicants purchased the property to make it their home and wished to modernise it and future proof it with specific regards to 'lifetime homes' and energy efficiency. The applicants were heavily involved in the design of the internal layout/space planning and general design of the proposals. The proposals within this application are very similar to those approved under planning application 2026/91722.

The Kirklees Local Plan indicates the property is situated on unallocated land. Not within the greenbelt nor within the Hepworth conservation area. The property is not a listed building and retains the benefit of permitted development rights.

Local constraints on this property

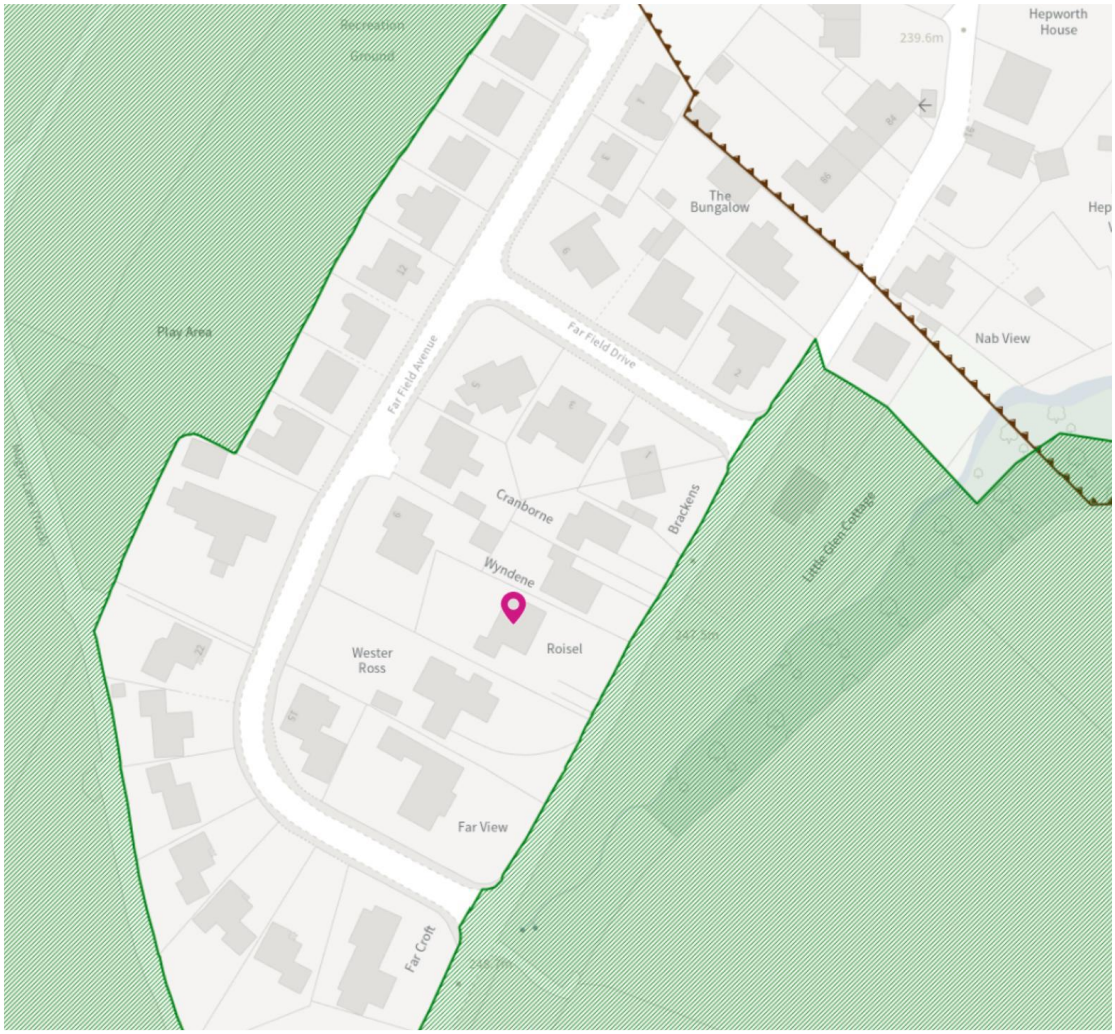
Address

Roisel,
Far Lane,
Hepworth,
Holmfirth,
HD9 1TL

Constraints

- This property is not in a conservation area
- This property is not a listed building
- This property has not had it's 'permitted development' rights removed

There are no local constraints on this property



The only planning history relating to the property is the recent approval 2026/62/91722/W.

The 2026/91722 application was approved with no amendments requested by the LPA case officer. Holme Valley Parish Council were consulted and offered no comments. The Officer's report concluded that the proposals were acceptable in principle, acceptable with regard to visual amenity, would avoid a detrimental impact upon residential amenity and would comply with the relevant highway policies. The previous letters of objection received (character, glazing, precedent, outlook and construction traffic) was addressed point by point within the Officer's report.

The proposals provide 4 bedroomed accommodation with an open plan kitchen, snug and dining room, a vaulted living room, pantry, utility, plant room and W/C at ground floor level, along with a ground floor bedroom with en-suite wetroom. At first floor level a master bedroom with en-suite and walk-in wardrobe, bedroom 2, bedroom 4 and a further shared en-suite are provided off the landing which features an open staircase with rooflights to the landing area. The ground floor bedroom and wetroom allow the property to be lived in on one level should the need arise, in keeping with the applicants' aim to future proof the property.

The proposals are, in all key respects, the approved extension scheme. The replacement dwelling retains the gabled roof, the front gables with floor to head glazing, the two storey form, the four bedrooms and the widened driveway providing 3 off-street parking spaces.

The footprint is identical to the extant approval. The changes are minimal and none of these changes increase the height, bulk or prominence of the dwelling beyond that already approved, the extant approval.

It is important to note that the extant approval retains only a very small portion of the existing dwelling. Construction phase costs and energy efficiency have been the principle drivers of this new replacement dwelling planning application. In real terms the approved scheme is already a near total rebuild of the property. The current application simply proposes to remove that one remaining wall (Part of North East wall) and construct the dwelling as a new build. The resulting changes to the extant approved scheme, with regards to scale, form, height, siting, appearance and the relationship to neighbouring properties, are very minimal.

We contend that the extant 2026/62/91722/W approval forms a very real fallback position. It is a householder planning permission granted by Kirklees Council only a matter of weeks ago and can be implemented at any time up until 19th August 2029, its important to note there were no *pre-conditions* on the formal decision notice.

The applicants have confirmed that should this application not be supported, they will implement the extant approval. This, we contend, forms a material consideration and should carry substantial weight in the assessment and decision making process.

'Mansell v Tonbridge and Malling Borough Council [2017] EWCA Civ 1314' is the leading authority on fallback positions. In that case the Court of Appeal upheld a planning permission for the demolition of an existing barn and bungalow and the erection of four dwellings, where the LPA had weighed the fallback position against the proposals. The Court confirmed that for a fallback development to be a material consideration, the prospect of it happening does not have to be highly probable or likely, a mere "possibility" or "real prospect" suffices. The Court also confirmed that there is no requirement for a fallback to be supported by a detailed scheme or formal statement of intent. This approach follows 'Samuel Smith Old Brewery (Tadcaster) v Secretary of State for Communities and Local Government [2009] EWCA Civ 333'.

In this instance the fallback is not a *theoretical permitted development scheme* but an extant full planning application for a dwelling of the same size and virtually same appearance. We therefore contend that the fallback position here is very strong and should be given appropriate weight as a fallback position.

The approach has been applied by Planning Inspectors in very similar circumstances. At Woodpecker House, Orchard Lane, Boars Hill, Oxford (APP/V3120/A/12/2188869) a replacement dwelling was proposed in lieu of an approved extension scheme. The Inspector found a strong likelihood of the fallback being implemented and assessed the replacement dwelling against it. The Inspector gave substantial weight to the better quality design of the replacement dwelling over the 'piecemeal' extended property, and significant weight to the replacement dwelling using approximately 59% less primary energy than the extended house. The appeal was allowed, notably within the Green Belt. This application site is not within the greenbelt.

At Cherries, Crabbswood Lane, Sway (APP/B9506/W/19/3231235) the Inspector accepted that extant consents to extend formed a real fallback but dismissed the appeal because the two storey replacement dwelling would be more prominent than the approved single storey extension scheme. This is not the case at Roisel, the replacement dwelling is no larger or more prominent than the two-storey scheme already approved.

The approved extension scheme raises the eaves and ridge, removes the hipped roof, removes the canterbury spar render and extends the property to the front, side and rear. Very little of the original dwelling would remain unaltered. Extending a 1960's bungalow to this degree carries an element of risk that the retained walls/foundations may not be capable of taking the new loads or achieving modern thermal standards, foundations could be underpinned but this expense would be better allocated to an enhanced energy efficiency of a bespoke new build dwelling.

With regards to planning policy, the proposed development has considered the National Planning Policy Framework (NPPF) published August 2026, the Kirklees Local Plan, the Holme Valley Neighbourhood Development Plan and the Kirklees Housebuilders Design Guide (SPD).

The site is within the settlement of Hepworth. Policy S3 of the NPPF directs that policy S4 is applied to development proposals within settlements, and that proposals according with both an up-to-date development plan and the decision-making policies of the Framework should be approved without delay. Policy S4 states that development within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. The Local Plan replacement dwelling policies relate to sites within the Green Belt, as the site is outside the Green Belt there is no policy restriction on the size of a replacement dwelling, notwithstanding the proposal is exactly the same size, height and massing as the extant approved extension scheme, the principle of a dwelling of this proposed size and design/appearance on this plot has already been accepted by the LPA.

At the local level, the proposal is principally assessed against Policy LP24 (Design) of the Kirklees Local Plan, which requires development to respond positively to local character, respect its surroundings, and safeguard residential amenity. Policy DP3 of the NPPF sets out the key principles for well-designed places and Policy 2 of the Neighbourhood Plan seeks high quality design that reflects the built character of the Holme Valley.

With regards to design and local character, the Officer's report for the extant approval concluded that the two storey front extension is set well back from the highway and well screened, with the dwelling sitting on higher land than the adjacent road. It noted that

multiple neighbouring properties have similar front extensions or appear larger than the existing bungalow, that the gabled roof reflects neighbouring two storey properties, and that the proposed (approved) glazing "*is not considered to detract from the host or wider area*". Given the replacement dwelling effectively mirrors the approved scheme, we contend each of these conclusions applies equally to the current proposals.

The expanse of glazing to the principal (South East) elevation remains a modern aspect to maximise natural light levels and make the most of the wonderful and elevated far ranging views from the property/site. Such expanses of glazing to residential properties within Hepworth are becoming more common, the recent Edgeworth, Main Gate, Hepworth, Holmfirth, HD9 1TJ (new build dwelling within the Hepworth Conservation Area) evidences this.

We contend that a new build allows the design to be more coherent than the approved extension scheme, which is forced to work around the existing walls, openings and floor levels of the 1960's bungalow. Our clients however, having had design input, wish to retain the same layout, appearance and design. Proportions, window alignments, eaves lines and junctions can be set out from first principles. Natural coursed stone to the principal elevation and returns and a blue slate roof covering reflect the traditional palette of Hepworth and the wider Holme Valley. The canterbury spar render, which is at odds with the locality, will be removed in its entirety.

With regards to residential amenity, the design and layout has been developed to ensure that the amenity of neighbouring occupiers is protected/preserved and actually enhanced. The existing habitable window serving bedroom 2, which is circa 3.5 metres from habitable room windows to Wyndene, Far Lane (the adjacent property to the North East), has been removed. There are no longer side windows facing Wyndene. The Officer's report for the extant approval found no significant overshadowing, overbearing, loss of light, outlook or privacy, given the separation distances, the heavy natural screening and the similar height of neighbouring properties to the North and South. The replacement dwelling has the same height, siting and relationship to neighbours and as such these findings remain. The proposed air source heat pump has sound levels of 37dB(A) or lower and is sited [to the rear/side] away from neighbouring windows.

The enhancement to the vehicular access remains an important part of the proposals. Kirklees SPD indicates that a 4 bedroom property generally requires 3 off-street parking spaces, these are provided on the widened/altered private drive, as indicated on the proposed site plan and all as previously accepted under the extant approval. The existing propert, extant approval and revised replacement dwelling scheme do not include internal turning facility within the site, we understand this is a '*wish list*' for KMC highways and not a formal requirement. Notwithstanding this, the extant approval had the same number of bedrooms as this replacement dwelling scheme.

The gradient and visibility when exiting the private drive onto Far Lane is enhanced, not only for the applicants and future property owners but also other highway users. The parking areas will be surfaced and drained in accordance with the permeable surfacing guidance, as required by condition 2 of the extant approval. Refuse collection will remain as existing with bins presented at the bottom of the private drive for roadside collection, on collection days. Bin storage will remain as existing. 3 bins 'bin store' are indicated on the proposed block plan to the head of the private drive.

With regards to climate change, Kirklees Council has adopted a target for achieving 'net zero' carbon emissions by 2038. We acknowledge that demolition results in the loss of some embodied carbon within the existing structure. However, this loss is limited given the approved scheme already removes the roof, raises the walls and wraps the existing

bungalow in new construction to three sides. A new build enable continuous insulation, airtightness and thermal detailing to significantly surpass current Building Regulations standards throughout, which a retrofitted 1960's shell cannot achieve without disproportionate works. The proposals also include an air source heat pump, mechanical ventilation with heat recovery (MVHR) and solar panels to the rear roof slope. Such benefits are significant and long-term.

The site is within the bat alert layer and twite buffer zone. A bat survey was not requested by the Council as part of the extant approval 2026/62/91722/W, nor was one requested at validation. The extant approved scheme removes the existing hipped roof in its entirety, raises the eaves and ridge and forms a new gabled roof with other extensive works/extensions. The works to the roof under the current proposals are therefore no different to those already approved. Given the impact upon any potential roosting features is identical, we contend there is no justification for requiring a bat survey for this application. The Officer considered the proposals to be relatively modest and concluded it was unlikely there would be a significant impact upon bat or twite populations, this replacement dwelling scheme is no different. Works will avoid the bird breeding season (1st March to 31st August inclusive) or be preceded by a nesting bird check, integrated bat/swift boxes could be incorporated into the new build as an ecological enhancement.

The proposed scheme, due to its site area of 0.083 hectares is exempt form BNG (biodiversity New Gain). We are however open to discussing ecological enhancement with the LPA ecologist.

CONCLUSION

The proposed replacement dwelling represents a sympathetic and proportionate enhancement to the existing outdated dwelling and is remarkably similar to the extensive domestic extension scheme already approved by the LPA under 2026/62/91722/W.

The extant approval forms a real and realistic fallback position which, following 'Mansell v Tonbridge and Malling Borough Council [2017] EWCA Civ 1314', is a material consideration that should carry substantial/appropriate weight. When assessed against that fallback, the proposals result in no additional harm to the character of the area, neighbouring residential amenity or highway safety, whilst delivering a more coherent design, significantly improved energy efficiency and certainty of construction.

The site is located outside the Greenbelt and outside the Hepworth Conservation Area. The proposal accords with the NPPF (August 2026), Policies LP1, LP2, LP21, LP22, LP24 and LP30 of the Kirklees Local Plan, Policies 1, 2, 12 and 13 of the Holme Valley Neighbourhood Development Plan and the Kirklees Housebuilders Design Guide SPD.

The development will not result in any unacceptable impacts upon visual amenity or neighbouring residential amenity.

We trust this application provides sufficient information to enable the proposals to be supported through to a formal approval.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.